

Appendix M

Right-of-Way Information



MEMORANDUM
Department of Transportation

TO: L. Roberts, Acquisition Management Bureau, POD 41

FROM: L. McGloine, Acquisition Unit, Region 1 *LM*

SUBJECT: CONCEPTUAL STAGE RELOCATION PLAN
PIN 1721.51.221
INTERSTATE 87 (I-87) EXIT 3/4 ACCESS IMPROVEMENTS
TOWN OF COLONIE, ALBANY COUNTY

DATE: August 19, 2013

Attached is the approved Conceptual Stage Relocation Plan for the above mentioned project.

cc: J. Masi, Region 1 Design, POD 2-3

CONCEPTUAL STAGE RELOCATION PLAN

PIN 1721.51
Interstate 87 (I-87) Exit 3/4
Access Improvements
Albany County

Project Letting Dates:
Phase I: 9/15/14
Phase II: 4/15/19

Reviewed and Approved By: _____

Joseph D. Miller

Date: _____

8/19/13

INTRODUCTION

This is a comparative study of three different alternatives for the creation of a new exit on Interstate 87 in the County of Albany. The proposed new exit will link Albany County Airport to Interstate 87, two major transportation facilities in the Capital District. The purpose of this report is to analyze and compare the relocation problems to be created by commercial displacements on the three alternative locations under consideration for the project. This analysis is being made on the basis of a study of the general characteristics of the area; a determination of the approximate number and general nature of the necessary displacements and a survey of available commercial relations facilities in the community.

THE ALTERNATIVES

The three alternatives (further delineated on the attached map – Exhibit #1) are described as follows:

No Build Alternative – This alternative provides for the continued maintenance of the existing highway by the NYSDOT maintenance forces with no capital funds being expended.

Diamond Alternative – This alternative includes construction of a diamond interchange, which consists of new connector roads and ramps, bridge replacements; construction of a new bridge; widening on roadways to include turn lanes and medians; removal of existing Exit 4 ramps and roads and replacement of the existing Exit 5 SB entrance ramp.

Flyover Alternative – This alternative includes construction of new Exit 4 ramps; replacement of various bridges and ramps; replacement of the existing Exit 5 SB entrance ramp; pavement widening and restriping for additional turn lanes and medians and restriping on the existing Exit 4 NB exit ramp.

DESCRIPTION OF THE AREA

The project is located in the Town of Colonie which is just north of Albany at the northern border of Albany County and encompasses the Villages of Colonie and Menands. The population of the town as of the 2010 Census was 81,591. Commercially zoned property occupies 37.5% of Colonie's land. The project is in the busy Wolf Road/Albany Shaker Road area which is primarily commercial in nature. Wolf Road houses a majority of the town's largest hotels, many restaurants, retail plazas and office buildings. Albany Airport is located in this area and is also a hub of commercial activity.

RELOCATION ANALYSIS

The No Build Alternative would not require any acquisitions.

The Diamond Alternative will require the acquisition of two commercial properties. The first property is currently being utilized as a gas station and mini mart owned by Amerada Hess Corporation. The parcel size is .80 acres and would require the acquisition of the whole property. The second property is owned by ET Person LLC and is being utilized for a storage/warehouse facility. The property is 20.80+/- acres in size, while our acquisition would be 2.181+/- acres and would include the taking of the building located on the property.

This alternative will also require the acquisition of one residential property. It is a 2,134+/- sf, 3 bedroom, 2 full bath colonial style house with a 2 stall attached garage on a lot that is .23+/- acres in size.

Commercial Properties	Estimated Value
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156 Wolf Road, Albany, NY 12205

Gas station – 1,250+/- sf concrete building, 208+/- sf utility building, canopy, underground tanks, gas pumps	\$1.1 million
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200 Sunset Boulevard, Albany, NY 12205

2850+/- sf commercial warehouse building and 2.181+/- acres	\$100,000
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Residential Property

680 Albany Shaker Road, Albany, NY 12211

2,134+/- sf Colonial style house, 3 bedrooms and 2 full bathrooms, with attached 2 car garage; lot size .23+/- acres	\$250,000
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Market research indicates that there are sufficient replacement properties to accommodate the commercial and residential relocations required for the Diamond Alternative. See addendum for market listings.

The Flyover Alternative will require one residential relocation. The property is .23+/- acres in size and is improved with a 2,134+/- sf, 3 bedroom, 2 full bath colonial style house with a 2 stall attached garage.

Residential Property	Estimated Value
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680 Albany Shaker Road, Albany, NY 12211 2,134+/- sf Colonial style house, 3 bedrooms and 2 full bathrooms, with attached 2 car garage; lot size .23+/- acres	\$250,000
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Market research indicates that there are sufficient replacement properties to accommodate the residential relocation required for the Diamond Alternative. See addendum for market listings.

RELOCATION ASSISTANCE AND SERVICES

In effecting the relocation activities on this project, the following assurances are made:

1. As part of the preparation procedure for the acquisition state relocation plan, each site occupant will be personally interviewed to determine their specific relocation needs.
2. The acquisition and relocation assistance programs will be conducted in accordance with the requirements and standards for the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York's Highway Law and implementing Rules and Regulations (Part 101, Title 17, NYCRR).
3. All site occupants will be furnished a copy of the State's informational booklet and will be fully informed of all benefits to which they may be entitled.
4. No site occupant will be required to move from their property without at least 90 days written notice.
5. Comparable replacement housing will be available and offered to all residential occupants.
6. The relocation program will be carried out in an orderly, humane and timely fashion.
7. Relocation program will be offered to all relocates without discrimination.
8. An on site relocation office will not be established on this project. Staff from the Regional Office will provide relocation assistance at hours convenient to the displacees.

CONCLUSION

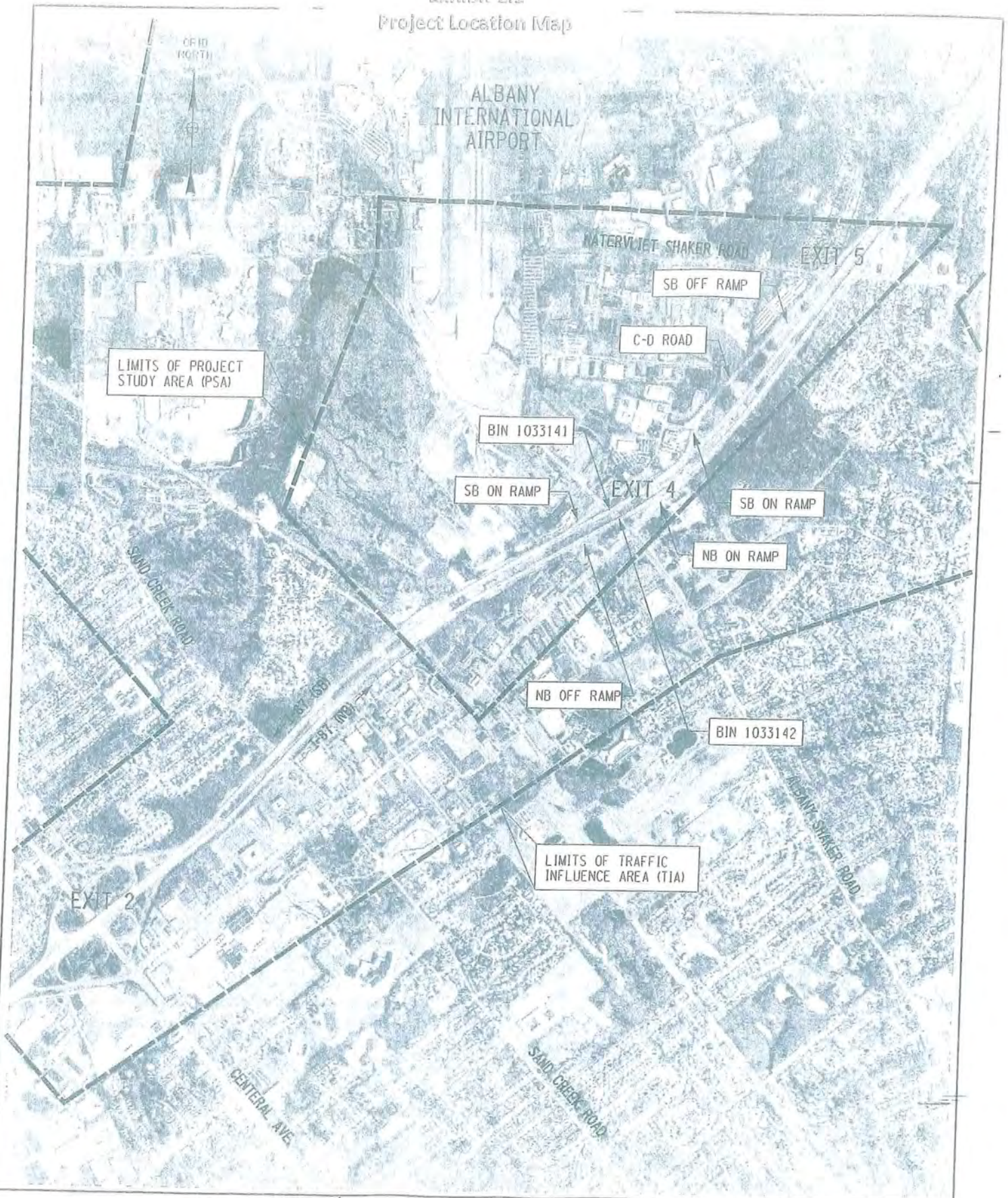
There are sufficient available residential and commercial offerings on the market to accomplish successful relocation of the residential and commercial displacees for either Alternative. There are no highway construction or other projects by any public or private agency scheduled which would affect the availability of replacement property. It is estimated that the relocations on this project can be accomplished within one year from the date of vesting.

Prepared By: Linda McEl

Date: 8/14/13

EXHIBIT 1 – Location Maps

Exhibit 1.1
Project Location Map



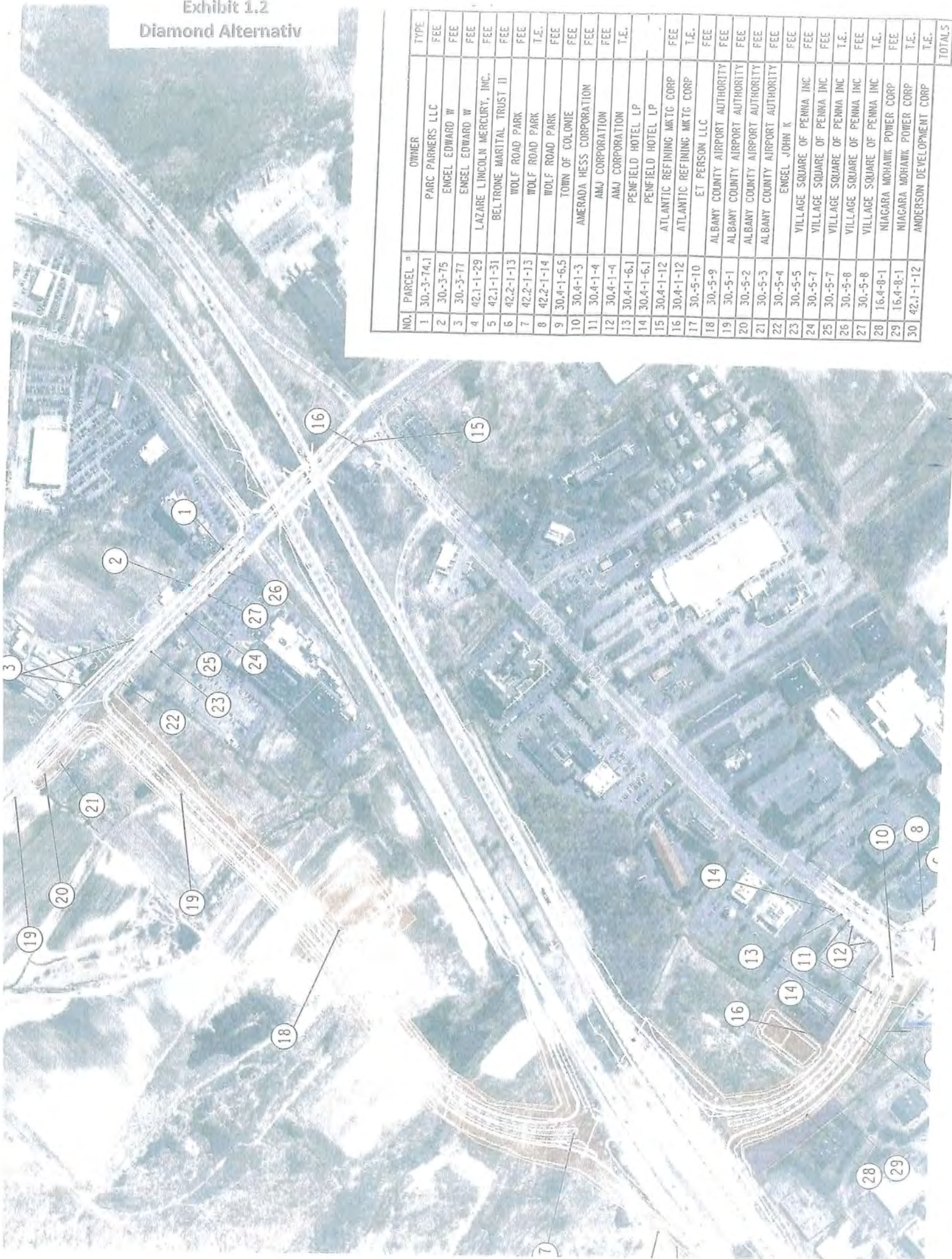
111 Winners Circle, PO Box 5269 • Albany, NY 12205-0269
Main: (518) 453-4500 • www.ch2a.com

PROJECT LOCATION MAP

INTERSTATE 87 (I-87) EXIT 3, AIRPORT CONNECTOR
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK
P.I.N. 1721.51.121

DATE: 1/13

Exhibit 1.2
Diamond Alternativ



NO.	PARCEL #	OWNER	TYPE
1	30.3-74.1	PARC PARTNERS LLC	FEE
2	30.3-75	ENGEL EDWARD W	FEE
3	30.3-77	ENGEL EDWARD W	FEE
4	42.1-1-29	LAZARE LINCOLN MERCURY, INC.	FEE
5	42.1-1-31	BELTRONE MARITAL TRUST II	FEE
6	42.2-1-13	WOLF ROAD PARK	FEE
7	42.2-1-13	WOLF ROAD PARK	T.E.
8	42.2-1-14	WOLF ROAD PARK	FEE
9	30.4-1-6.5	TOWN OF COLONIE	FEE
10	30.4-1-3	AMERADA HESS CORPORATION	FEE
11	30.4-1-4	AMJ CORPORATION	FEE
12	30.4-1-4	AMJ CORPORATION	FEE
13	30.4-1-6.1	PENFIELD HOTEL LP	T.E.
14	30.4-1-6.1	PENFIELD HOTEL LP	
15	30.4-1-12	ATLANTIC REFINING MKTG CORP	FEE
16	30.4-1-12	ATLANTIC REFINING MKTG CORP	T.E.
17	30.5-10	ET PERSON LLC	FEE
18	30.5-9	ALBANY COUNTY AIRPORT AUTHORITY	FEE
19	30.5-1	ALBANY COUNTY AIRPORT AUTHORITY	FEE
20	30.5-2	ALBANY COUNTY AIRPORT AUTHORITY	FEE
21	30.5-3	ALBANY COUNTY AIRPORT AUTHORITY	FEE
22	30.5-4	ALBANY COUNTY AIRPORT AUTHORITY	FEE
23	30.5-5	ENGEL JOHN K	FEE
24	30.5-7	VILLAGE SQUARE OF PENNA INC	FEE
25	30.5-7	VILLAGE SQUARE OF PENNA INC	FEE
26	30.5-8	VILLAGE SQUARE OF PENNA INC	T.E.
27	30.5-8	VILLAGE SQUARE OF PENNA INC	FEE
28	16.4-8-1	VILLAGE SQUARE OF PENNA INC	T.E.
29	16.4-8-1	NIAGARA MOHAWK POWER CORP	FEE
30	42.1-1-12	NIAGARA MOHAWK POWER CORP	T.E.
		ANDERSON DEVELOPMENT CORP	T.E.
TOTALS			

Exhibit 1.3
over Alternative



FLYOVER		
NO.	PARCEL #	OWNER
1	30.4-1-12	ATLANTIC REFINING MKTG CORP
2	30.4-1-12	ATLANTIC REFINING MKTG CORP
3	30-3-74.1	PARC PARTNERS LLC
4	30-3-75	ENGEL EDWARD W
5	30-3-75	ENGEL EDWARD W
6	30-3-77	ENGEL EDWARD W
7	30-3-77	ENGEL EDWARD W
8	30-5-9	ENGEL EDWARD W
9	30-5-9	ALBANY COUNTY AIRPORT AUTHORITY
10	30-5-1	ALBANY COUNTY AIRPORT AUTHORITY
11	30-5-2	ALBANY COUNTY AIRPORT AUTHORITY
12	30-5-3	ALBANY COUNTY AIRPORT AUTHORITY
13	30-5-4	ALBANY COUNTY AIRPORT AUTHORITY
14	30-5-5	ENGEL JOHN K
15	30-5-7	VILLAGE SQUARE OF PENNA INC
16	30-5-7	VILLAGE SQUARE OF PENNA INC
17	30-5-8	VILLAGE SQUARE OF PENNA INC
18	30-5-8	VILLAGE SQUARE OF PENNA INC
19	30.4-1-6.21	FMW RRI II, LLC
20	30.4-1-6.21	FMW RRI II, LLC
21	30.4-1-6.4	N AND D RESTAURANTS, INC.

EXHIBIT 2 – COMMERCIAL NEEDS AND MARKET OFFERINGS

The Diamond Alternative

Property 1

<u>Number of Buildings</u>	<u>Type</u>	<u>Occupancy</u>
1	1 story convenience store	owner occupied
1	utility building/shed	
1	canopy	
5	underground tanks	

Property 2

1	warehouse	owner occupied
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Looking at this alternative, two commercial owners would be displaced. The gas station is currently on a .80 acre lot and includes a 1,250+/- sf convenience store. The warehouse property is situated on a 20.80+/- acre lot, of which we would acquire 2.181+/- acres, and includes a 2,850 sf warehouse building. It would be possible to build a new warehouse on the remaining property.

The Flyover Alternative

This alternative would not require the full acquisition of any commercial property.

MARKET LISTING DATA – PROPERTIES FOR SALE

IMPROVED

<u>Price</u>	<u>Address</u>	<u>Bldg Sf</u>	<u>Size</u>
\$682,000	24 Essex Street, Albany	5,994	.80+/- ac
\$299,000	1158 New Loudon Road, Colonie	3,500	1+/- ac
\$350,000	1033 Watervliet Shaker Road, Colonie	3,600	1+/- ac
\$1,200,000	1165 Central Avenue, Colonie	3,000	1+/- ac
\$1,650,000	464-470 Troy Schenectady Road, Colonie	3,000	1+/- ac
\$499,900	141 Old Loudon Road, Latham	4,000	1.310+/- ac
\$1,599,000	19-29 Fuller Road, Albany	12,000*	1.6+/- ac
\$295,000	253 Morris Road, Colonie	4,160	3+/- ac

*Property consists of a single family home, 4 unit apartment building, office/retail building and tavern, which all could be razed. Listed as investment or development site.

VACANT

\$150,000	858 Troy Schenectady Road, Latham	.8+/- ac
\$358,900	175 Troy Schenectady Road, Latham	1.4+/- ac
\$500,000	Western Avenue, Guilderland	2.45+/- ac
\$399,000	207 Troy Schenectady Road, Latham	2.5+/- ac
\$300,000	2074 Central Avenue, Colonie	2.8+/- ac
\$1,200,000	152 Sparrowbush Road, Latham	3.32+/- ac
\$385,000	2 Arrowhead Lane, Colonie	3.5+/- ac
\$450,000	340 New Karner Road, Colonie	3.87+/- ac
\$395,000	1214 New Loudon Road, Cohoes	3.0+/- ac

(Two commercial properties taken under The Diamond Alternative)

EXHIBIT 3 – RESIDENTIAL NEEDS AND MARKET OFFERINGS

The Diamond Alternative and The Flyover Alternative

Property 1

<u>Number of Buildings</u>	<u>Type</u>	<u>Occupancy</u>
1	2,134+/- sf colonial, 3 br, 2 ba .23+/- acre lot	owner occupied

Looking at these alternatives, one residential owner would be displaced. The property is a .23 acre lot and includes a 2,134+/- sf Colonial style house with a 2 stall attached garage, lawn and landscaping. Both of these alternatives would include the acquisition of the same residential property.

The following market data indicates that there are sufficient replacement properties to accommodate this relocation. Currently, there are numerous comparable single family homes on the market.

MARKET LISTING DATA – PROPERTIES FOR SALE

PRICE	ADDRESS	SIZE/STYLE
\$219,900	4 Woolard Ave, Colonie	1 fam – 3 BR, 2 BA, Colonial
\$229,900	77 Birchwood La, Colonie	1 fam – 3 BR, 2 BA, Ranch
\$239,000	23 Belle Av, Latham	1 fam – 3 BR, 2 BA, Cape Cod
\$239,800	22 West Glenwood Dr, Latham	1 fam – 3 BR, 2 BA, Ranch
\$239,900	5 West View Dr, Latham	1 fam – 4 BR, 2 BA, Ranch
\$244,900	12 Wilshire Dr, Colonie	1 fam – 4 BR, 2 BA, Raised Ranch
\$247,500	38 Homestead Dr, Latham	1 fam – 3 BR, 2 BA, Ranch
\$252,000	12 Concord Dr, Niskayuna	1 fam – 4 BR, 2.5 BA, Split Level
\$259,900	6 Clover La, Loudonville	1 fam – 3 BR, 2.5 BA, Split Ranch
\$269,000	40 Glade Dr, Colonie	1 fam – 3 BR, 2.5 BA, Colonial
\$274,900	10 Rolling Hills Rd, Niskayuna	1 fam – 4 BR, 2.5 BA, Colonial
\$287,900	32 Willo La, Loudonville	1 fam – 3 BR, 2 BA, Ranch
\$298,900	39 Merrill St, Colonie	1 fam – 3 BR, 2 BA, Raised Ranch
\$299,900	37 Doorstone Dr So, Latham	1 fam – 3 BR, 2.5 BA, Colonial
\$314,000	7 Haydenwood Ct, Loudonville	1 fam – 3 BR, 2.5 BA, Ranch

VACANT LAND

\$41,000	83 Karner Rd, Colonie	.510+/- AC
\$169,981	4222 River Dr, Colonie	.680+/- AC
\$39,800	98 Pollock Rd, Latham	1.00+/- AC
\$139,800	26 Schermerhorn Rd, Colonie	1.01+/- AC
\$124,900	1 Garden Path Way, Colonie	1.24+/- AC
\$45,000	79 Morris Rd, Colonie	1.30+/- AC
\$33,900	13 Eden Ln, Colonie	2.30+/- AC

EXHIBIT 4 – RESOURCES

Town of Colonie Webpage – www.colonie.org

Town of Colonie – www.wikipedia.org

Town of Colonie: A Comprehensive Plan by Saratoga Associates, May 2005 –
www.colonie.org/pedd/compplan

Town of Colonie Graphic Information Systems Public Access – www.maphost.com/colonie

Multiple Listing Service – www.gcar.com

www.RealtyUSA.com

www.realtor.com

www.Loopnet.com

www.landandfarm.com

www.capitalregionrealty.com

Michael Lyons, Town of Colonie Planning and Economic Development Office, (518) 783-2741
(contacted 4/9/13)